

ORDINANCE NO. 0-27-87

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY TO THE CITY OF FLORENCE, KENTUCKY (TRP ASSOCIATES PROPERTY)

DEC 15 1999

WHEREAS, the City has previously enacted Ordinance No. 0-23-87 stating its intention to annex the hereinafter described unincorporated territory, and

WHEREAS, all of the owners of such territory have duly waived the time period for protest of K.R.S. 81A.420(2) and (3) and such owners have duly waived the provisions of K.R.S. 81A.460, and such owners have consented to annexation and requested that the annexation proceed immediately.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY AS FOLLOWS:

SECTION I

That the property described in Exhibits "A" and "B", which are attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION II

That the boundary of the territory hereby annexed is as described and shown in Exhibits "A" and "B", which are attached and incorporated herein as if fully set out.

SECTION III

That the current zoning classifications of the property and territory annexed herein shall remain and continue upon annexation, these zoning classifications being Industrial One/Plan Development and Commercial Two/Plan Development (I-1/PD and C-2/PD), subject to the continuing validity and enforceability of the accompanying concept development plans and site plans for these classifications. A plat entitled "Turfway Business Park" showing the zoning map classifications for the annexed property is attached, marked as Exhibit "C" and incorporated by reference herein as if fully set out.

SECTION IV

That following the enactment and publication of this Ordinance, such territory shall become a part of the City of Florence, Kentucky for all purposes.

PASSED AND APPROVED ON FIRST READING THIS 30th DAY OF June, 1987.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14th DAY OF July, 1987.

ATTEST:

APPROVED:

Steve Conrad MAYOR
CITY CLERK

OVER

I, Betsy R. Conrad, City Clerk for the City of Florence,
Kentucky, do hereby certify that the foregoing is a true
and correct copy of Ordinance No. 0-27-87
as same appears in the official records of my office.

Dated this 13th day of October, 1999.

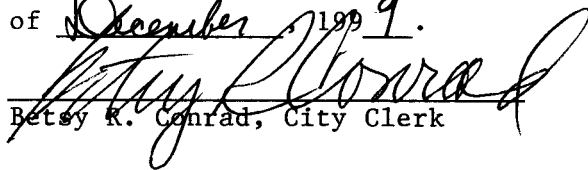

Betsy R. Conrad, City Clerk

EXHIBIT "A"

A parcel of land lying on the southwesterly side of Turfway Road in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the southwesterly right-of-way line of Turfway Road, said point also being the common front corner of Gilbert J. Foltz Trust property (D.B. 210, pg. 473) and George and Alma Boh property (D.B. 319, pg. 64), both recorded in the Boone County Clerk's Records at Burlington, said point also being 20 feet southwest of the center line of Turfway Road, and running thence:

S 50-47-23 W, along the dividing line between the Foltz Trust and Boh properties, and continuing along the dividing line between the Foltz Trust and the Kenton County Airport Board, a distance of 1683.05 feet, to a point, thence Due South (S 00-00-00 E), a distance of 1775.97 feet, to a point, thence N 59-00-00 E, along the dividing line between the Gilbert J. Foltz Trust and the Mary Ellen Foltz properties, a distance of 2085.80 feet, to a point, thence N 36-06-56 W, along the southwesterly right-of-way line of the Houston Road-Turfway Road Connector, a distance of 549.54 feet, to a point, thence N 2-51-46 W, continuing along the aforementioned southwesterly right-of-way line, a distance of 198.48 feet, to a point, thence N 20-22-07 E, a distance of 298.79 feet, to a point, thence N 51-07-03 E, a distance of 302.49 feet, to a point in the southwesterly right-of-way line of Turfway Road, thence N 38-56-11 W, along the southwesterly right-of-way line of Turfway Road, a distance of 380.93 feet, to a point, thence N 51-03-47 E, continuing along the southwesterly right-of-way line of Turfway Road, a distance of 30 feet, to a point, thence N 38-56-13 W, continuing along the southwesterly right-of-way line of Turfway Road, a distance of 435 feet, to the place of beginning, and containing 69.57 acres more or less.

Being the same property conveyed to the Grantors herein by deed from C. William Funk, Executor

of the Estate of Gilbert J. Foltz dated July 30, 1974 and recorded in Deed Book 210, Page 437 of the Boone County Clerk's Records, Burlington, Kentucky.

C. William Funk, as the Executor of the Estate of Gilbert J. Foltz has been duly authorized to sign by Order of the Boone County District Court, Probate Division, entered December 22, 1986.

The above described property has also been separated by survey into three distinct parcels, which are described below as Parcels 1-A, 1-B and 1-C.

Parcel 1-A

A parcel of land lying on the southwesterly side of the I-75 to Turfway Park connector road and near the southwesterly right-of-way line of Turfway Road in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point, said point being S 50-47-23 W - 1683.05 feet and S 00-00-00 W - 915.97 feet from the most northeasterly corner of the Gilbert Foltz Trust property (said northeasterly corner is in the southwesterly right-of-way line of Turfway Road) as recorded in D.B. 210, pg. 437, Boone County Clerk's Records, Burlington, and running thence:

S 00-00-00 W, a distance of 860 feet, to a point, thence

N 59-00-00 E, along the dividing line between Gilbert Foltz Trust property and Mary Ellen Foltz property, a distance of 2085.80 feet, to a point, thence

N 36-06-56 W, along the southwesterly right-of-way line of the I-75 to Turfway Park connector road, a distance of 140 feet, to a point, thence

S 79-08-01 W, a distance of 1736.49 feet, to the place of beginning, and containing 20.173 acres more or less.

The above described parcel being subject to any and all easements and/or rights-of-ways of record.

Parcel 1-B

A parcel of land lying on the northwesterly side of the I-75 to Turfway Park connector road and near the southwesterly side of Turfway Road in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point, said point being S 50-47-23 W - 1236.05 feet from the most northeasterly corner of the Gilbert Foltz Trust property (D.B. 210, pg. 437, Boone County Clerk's Records, Burlington), and running thence:

S 50-46-23 W, a distance of 447 feet, to a point, thence

S 00-00-00 W, a distance of 915.97 feet, to a point, thence

N 79-08-01 E, a distance of 1736.49 feet, to a point, thence

N 36-06-56 W, along the southwesterly side of the I-75 to Turfway Park connector road, a distance of 409.54 feet, to a point, thence

N 2-51-46 W, continuing along the aforementioned right-of-way line, a distance of 198.48 feet, to a point, thence

N 20-22-07 E., continuing along the aforementioned right-of-way line, a distance of 72.99 feet, to a point, thence

N 76-25-17 W, a distance of 1165.69 feet, to the place of beginning, and containing 32.00 acres more or less.

The above described parcel being subject to any and all easements and/or rights-of-ways of record.

Parcel 1-C

A parcel of land lying on the southwesterly side of Turfway Road in Boone County, Kentucky and being more particularly described as follows:

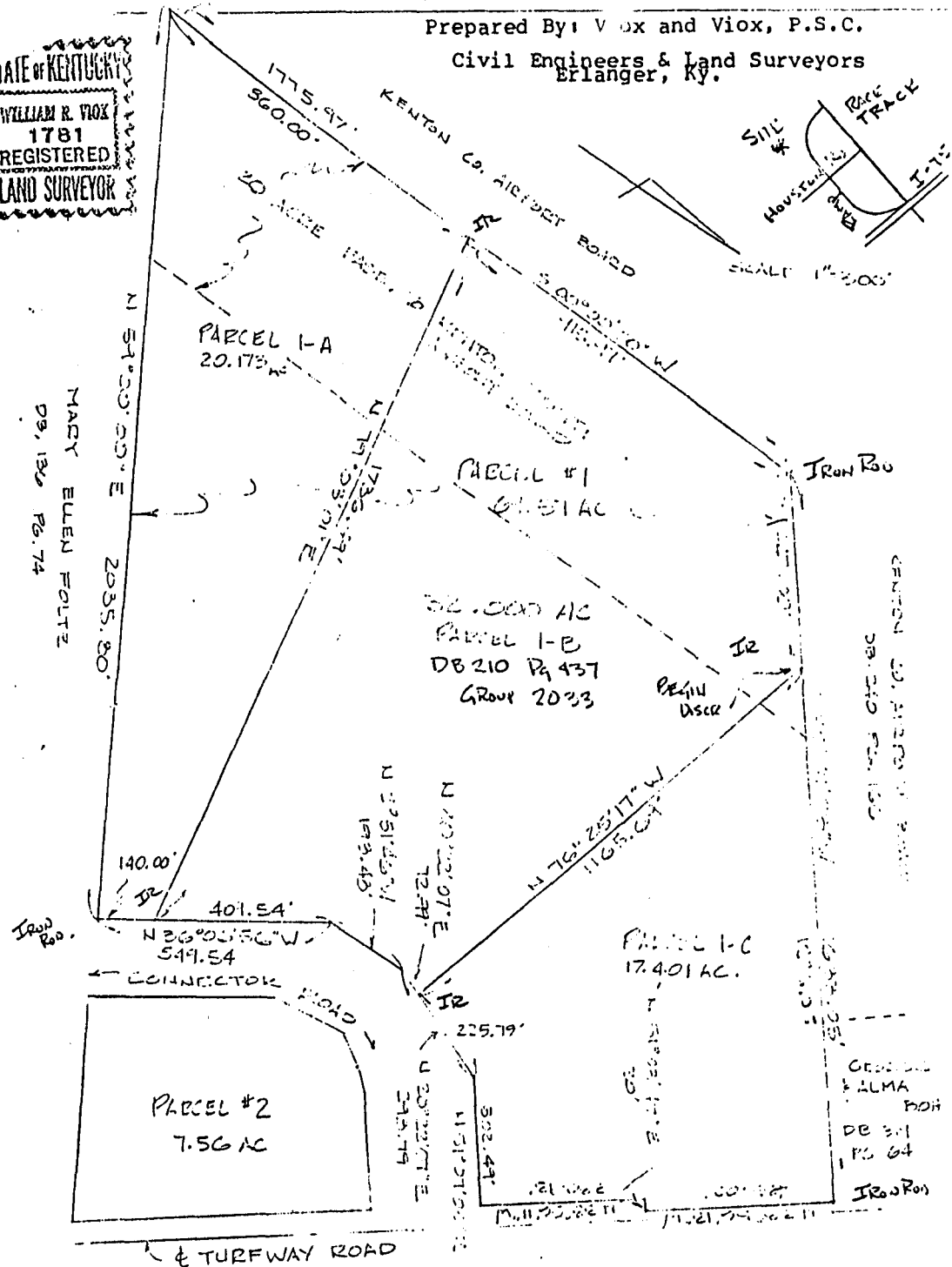
BEGINNING at a point in the southwesterly right-of-way line of Turfway Road, said point also being the most northeasterly corner of the Gilbert Foltz Trust property (D.B. 210, pg. 437, Boone County Clerk's Records, Burlington), and running thence:

S 50-47-23 W, a distance of 1236.05 feet, to
a point, thence
S 76-25-17 E, a distance of 1165.69 feet, to
a point, thence
N 20-22-07 E, along the northwesterly
right-of-way line of the I-75 to Turfway Park
connector road, a distance of 225.79 feet,
to a point, thence
N 51-07-03 E, continuing along the aforementioned
northwesterly right-of-way line, a distance of
302.49 feet, to a point, thence
N-38-56-11 W, along the southwesterly
right-of-way line of Turfway Road, a distance
of 380.93 feet, to a point, thence
N 51-03-47 E, continuing along the southwesterly
right-of-way line of Turfway Road, a distance
of 30 feet, to a point, thence
N 38-56-13 W, continuing along the southwesterly
right-of-way line of Turfway Road, a distance
of 435 feet, to the place of beginning, and
containing 17.401 acres more or less.

The above described parcel being subject to any
and all easements and/or rights-of-ways of
record.



Prepared By: Viox and Viox, P.S.C.
Civil Engineers & Land Surveyors
Erlanger, Ky.



PARCEL TO BE CONVEYED BY THE GILBERT FOLTZ TRUST

I certify that I have examined the records of the Boone County Clerk, and, to the best of my knowledge, the property described on this plat represents the 1st subdivision of the original property under the present ownership. I further certify that the property described on this plat is in compliance with the applicable zoning regulations.

Signed: William R. Viox
Dated: 12/23/86

I hereby certify that this plat depicts a survey made under my direction by the method of random traverse. The bearings and distances shown hereon have been adjusted for closure. This survey and plat meets or exceeds the minimum standards of governing authorities.

Signed: William R. Viox

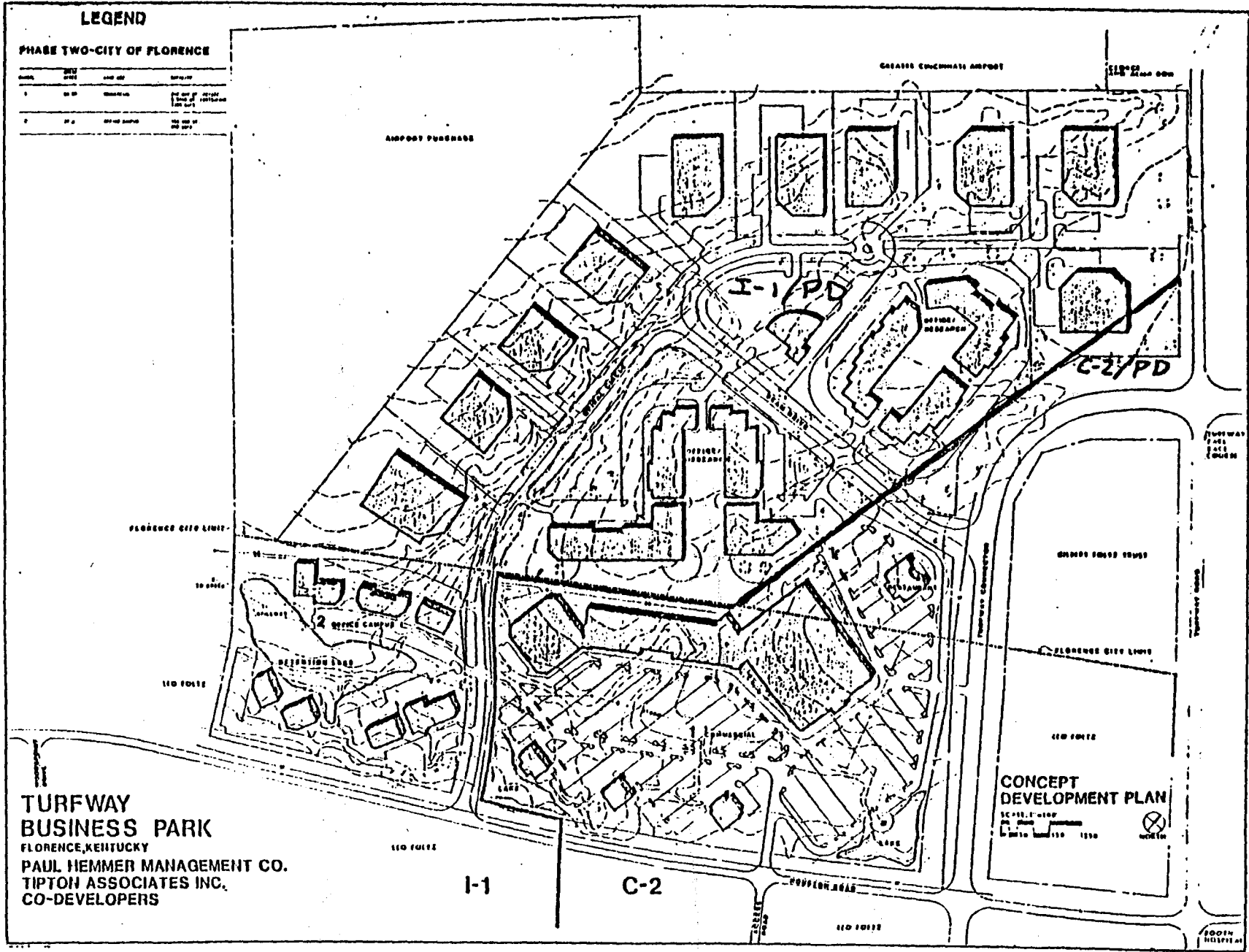
Approved by the Boone County Planning Commission for Recording Purposes only.

Signed: Donald W. Moore

Dated: 12/24/86

Attach ment to O-23-87

Exhibit "C"



Turfway Business Park
Paul Hemmer Management Co. Co-Developer
Tipton Associates Inc. Co-Developer